

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Cornelia J. Strowder  
Debtor

Case No. 16-16609-mdc  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Denine  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 11, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 12, 2017.

db +Cornelia J. Strowder, 6509 N. 8th Street, Philadelphia, PA 19126-3720

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 12, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 10, 2017 at the address(es) listed below:

GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net;hsmith@gsbblaw.com  
JAMES P. MCGARRITY on behalf of Plaintiff Augustina Santana mcgarritylaw@gmail.com,  
mcgarritybkyahoo.com;jamespmcg@ecf.inforuptcy.com;jamespmcg@yahoo.com  
JAMES P. MCGARRITY on behalf of Creditor Augustina Santana mcgarritylaw@gmail.com,  
mcgarritybkyahoo.com;jamespmcg@ecf.inforuptcy.com;jamespmcg@yahoo.com  
JOSHUA ISAAC GOLDMAN on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST  
bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com  
THOMAS I. PULEO on behalf of Creditor LSF8 MASTER PARTICIPATION TRUST tpuleo@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Cornelia J. Strowder fdba Able, ltd, adba  
Cornelia Jean Strowder Trust fdba Zytell  
Debtor

CHAPTER 13

LSF8 MASTER PARTICIPATION TRUST  
Movant

NO. 16-16609 MDC

vs.

Cornelia J. Strowder fdba Able, ltd, adba Cornelia Jean  
Strowder Trust fdba Zytell  
Debtor

11 U.S.C. Section 362

William C. Miller Esq.  
Trustee

**ORDER**

AND NOW, this *9<sup>th</sup>* day of *February*, 2017 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362), is modified with respect to the subject premises located at 6509 North Eighth Street, Philadelphia, PA 19126 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies, through but not limited to recordation of the Sheriff's Deed for Sheriff's Sale that was held on September 13, 2016 ~~and a subsequent possessory action regarding~~ *for* the premises located at 6509 North Eighth Street, Philadelphia, PA 19126.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

  
United States Bankruptcy Judge.

Cornelia J. Strowder fdba Able, ltd, adba Cornelia Jean Strowder Trust fdba Zytell – PRO SE  
6509 N. 8th Street  
Philadelphia, PA 19126

William C. Miller Esq.  
1234 Market Street  
Suite 1813  
Philadelphia, PA 19107

KML Law Group, P.C.  
Suite 5000 - BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532